

September 23, 1965

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue - Development Administrator

SUBJECT: South Cove - Cooperation Agreement with Don Bosco School

This submission is the Cooperation Agreement between the Authority and Don Bosco School in the South Cove. The Agreement in this precise form was submitted to the Authority for review on June 24. Subsequently, the Agreement was submitted on July 29 and has since been tabled by the Authority.

The South Cove Urban Renewal Plan contains provision for institutional-use parcels adjacent to Don Bosco School which are suitable for their expansion needs. At the same time the Plan calls for acquisition of certain other property now owned by Don Bosco as well as street changes, subway easements, and other factors affecting their development.

The Agreement contains appropriate language covering the details of the Don Bosco development program as it relates to the execution of the South Cove Plan. The school officials have indicated their approval of the Agreement in its present form and I recommend that the Authority also approve it and authorize its execution subject to HHFA review and approval.

Now that the South Cove Plan has been approved by the Division of Urban Renewal of the State Department of Commerce and Development, the Don Bosco officials are prepared to begin architectural work and to take other steps in their development program. Therefore, it is timely that the Authority approve the Cooperation Agreement so that work may get underway.

Attached is an appropriate vote.

COOPERATION AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____ by and between the Boston Redevelopment Authority hereinafter called the "Authority" and the Don Bosco Technical High School, hereinafter called "Don Bosco."

WHEREAS, the Authority has undertaken surveys and planning in connection with the South Cove Urban Renewal Project, No. Mass. R-92;

WHEREAS, an Urban Renewal Plan for the reconstruction and rehabilitation of blighted and deteriorating areas in the South Cove Urban Renewal Area, hereinafter called the "Project Area," has been prepared and approved by the Authority pursuant to the 1949 Housing Act, as amended, and Chapter 121 of the Massachusetts General Laws, as amended, and is attached hereto;

WHEREAS, the basic objective of urban renewal action in the South Cove Urban Renewal Area is to eliminate severe conditions of blight, deterioration, obsolescence, traffic congestion, and incompatible land uses in order thereby to facilitate sound development and orderly growth, and to achieve neighborhood stability. Specifically, the objectives are:

1. To promote and expedite public and private development.
2. To cause the rehabilitation and redevelopment of the South Cove as a stable neighborhood compatible in function and design with

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the neighboring Central Business District, the Back Bay, and the South End area.

3. To preserve and strengthen the residential character of the area in such a way as to promote and insure its future.
4. To facilitate efficient use of land in the area for housing, commercial and institutional use.
5. To strengthen and expand the real property tax base of the City;

WHEREAS, the Urban Renewal Plan provides for the acquisition by the Authority of certain land referred to in Chapter IV of the Plan and shown on the Property Map, which is a part of the Urban Renewal Plan;

WHEREAS, the Urban Renewal Plan provides for the disposition of such land as shown on the Disposition Plan, which is a part of the Urban Renewal Plan, for the uses and in accordance with the land use and building requirements contained in Chapter VI of the Urban Renewal Plan;

WHEREAS, Don Bosco desires to acquire certain property located in the Project Area for its proposed expanded facilities and intends to develop such property for such purpose in accordance with the Urban Renewal Plan;

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WHEREAS, it is desirable to implement the provisions of the Urban Renewal Plan in order to accomplish the objectives thereof by specifying the actions to be undertaken by Don Bosco and the Authority, respectively.

NOW, THEREFORE, the parties hereto mutually agree as follows:

I. Acquisition

Upon final approval of the Urban Renewal Plan, the Authority shall acquire the property referred to in Chapter IV of the Plan and shown on the Property Map, at prices established in accordance with the procedures of the Authority and regulations of HHFA and subject to concurrence by HHFA.

II. Disposition

A. Following acquisition, the Authority shall dispose of the parcels referred to in Chapter VI of the Plan and shown on the Disposition Plan in accordance with the land use and building requirements contained in Chapter VI of the Plan and the regulations of HHFA governing practices for land disposition and pursuant to a land disposition agreement in a form similar to the one currently employed by the Authority, which is in conformity with regulations of HHFA and which is

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approved by HHFA, at prices established in accordance with the procedures of the Authority and regulations of HHFA and subject to HHFA concurrence;

- B. The Authority shall sell and Don Bosco shall acquire and develop those institutional re-use parcels that are marked P-12, P-12a, and P-12b in accordance with the land use and building requirements contained in the Urban Renewal Plan.

III. Disposition Time Schedule

Upon request of the Authority Don Bosco shall supply, and review from time to time, a time schedule for when it will require Parcels P-12, P-12a, and P-12b. The Authority shall endeavor to make such properties available in accordance with the time schedule.

IV. Design Review

Don Bosco will submit all site plans and building plans for all contemplated new uses constructed or sponsored by Don Bosco for design review and approval by the Authority's staff in accordance with the Authority's design review procedures. Such review is set forth in Chapter VII of the Plan and is concerned with the massing and arrangement of buildings, provision of open space, pedestrian walk-ways,

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and the exterior appearance of individual buildings.

V. New MBTA Route

- A. The proposed MBTA route as set forth in said Disposition Plan is consented to by Don Bosco.
- B. Either Don Bosco shall grant to the MBTA at no cost easements for the location of such route and temporary easements necessary for the construction thereof on its property, or the Authority shall convey Parcels P-12, P-12a, and P-12b to Don Bosco subject to such easements running in favor of the MBTA.
- C. The Authority shall endeavor to obtain the Massachusetts Bay Transportation Authority's consent to a time schedule for the construction of the new rapid transit route shown on the Disposition Plan that shall permit Don Bosco to proceed with the construction of its proposed new facilities in accordance with its time schedule submitted under Section III above.

VI. Public Improvements

- A. The Authority shall make application to the Mayor for the funds necessary to implement all public improvements pursuant to the terms of a Cooperation Agreement between the City of Boston and the Authority, a copy of which is

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attached.

- B. The Authority shall endeavor to cause such public improvements to be constructed in accord with a time schedule consistent with the development time schedule of Don Bosco.

IN WITNESS WHEREOF, the Boston Redevelopment Authority and Don Bsoco Technical High School have caused this Agreement to be duly executed as of the day and year first above written.

BOSTON REDEVELOPMENT AUTHORITY

Edward J. Logue
Development Administrator

DON BOSCO TECHNICAL HIGH SCHOOL

Reverend Vincent M. Duffy
Director

